

1, Gatefield Close

Walton On The Naze, CO14 8SH

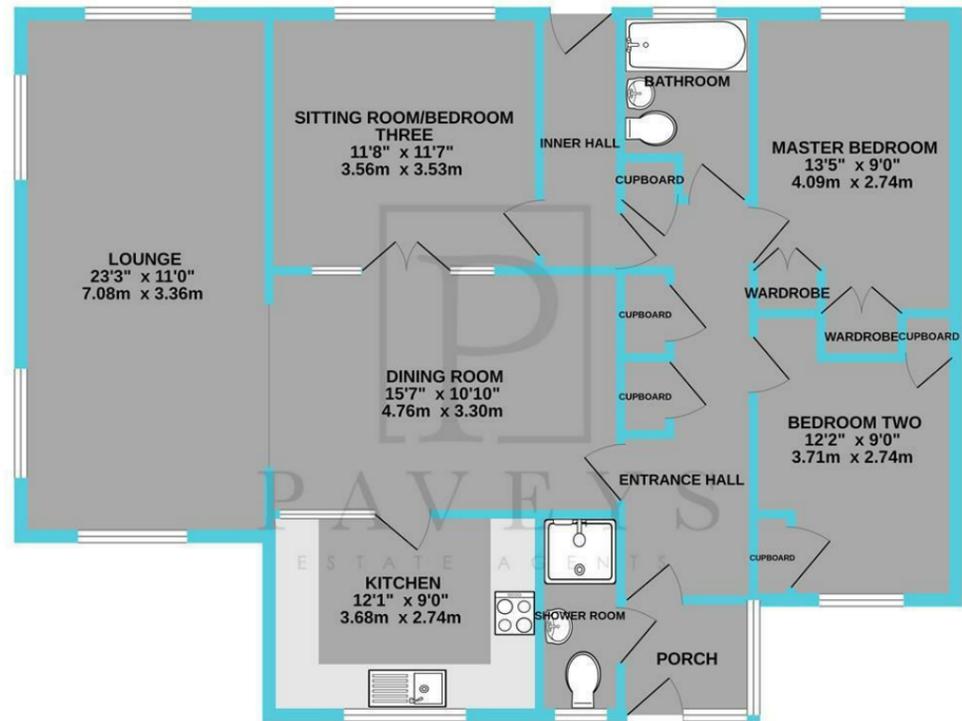
Guide price £325,000 Freehold



GUIDE PRICE £325,000-£340,000 NO ONWARD CHAIN KEYS TO VIEW!! We have pleasure in offering for sale this LARGE CORNER PLOT DETACHED BUNGALOW with EXTENSIVE DRIVEWAY & SOUTH FACING REAR GARDEN. Positioned in a cul-de-sac on the sought after Frinton Homelands and is within easy reach of local shops, Tesco's superstore and transport links. Key features include a 23ft plus lounge, kitchen, dining room, sitting room (potential third bedroom), two double bedrooms, a bathroom and a separate shower room. The South facing rear garden is newly paved for low maintenance with gated access to the detached garage. To the front of the property is a generous corner plot block paved driveway providing ample off road parking along with space for a caravan, motorhome or boat. We have keys! Call Paveys to arrange your appointment to view!!!!



GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential |
|---|---------|-----------|
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
|---|---------|-----------|
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC

TOTAL FLOOR AREA: 1161 sq.ft. (107.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PORCH

UPVC double glazed entrance door and matching side panel to front aspect, double glazed window to front, fitted carpet, door to Cloakroom/Shower Room.

CLOAKROOM/SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to front, fitted carpet, part tiled walls, shaver point, chrome heated towel rail.

ENTRANCE HALL

Glazed door and window to Entrance Hall, fitted carpet, coved ceiling, built in cupboard, loft hatch, radiator.

KITCHEN 12'1 x 9' (3.68m x 2.74m)

Over and under counter units, work tops, stainless steel sink top and drainer. Double oven with hob, space and plumbing for washing machine, space for fridge freezer. Double glazed windows to front and side aspects, vinyl flooring, coved ceiling, spot lights, part tiled walls, radiator.

DINING ROOM 15'7 x 10'10 (4.75m x 3.30m)

Glazed double doors and windows to Sitting Room/Bedroom Three, fitted carpet, coved ceiling, internal double doors to Lounge, radiator.

LOUNGE 23'2 x 11' (7.06m x 3.35m)

Double glazed windows to all aspects with views over the garden, fitted carpet, coved ceiling, double doors to Dining Room, TV point, radiators.

SITTING ROOM/BEDROOM THREE 11'8 x 11'7 (3.56m x 3.53m)

Double glazed double doors and windows to rear, glazed door to Inner Hall, fitted carpet, coved ceiling, upright radiator.

INNER HALL

MASTER BEDROOM 13'5 x 9' (4.09m x 2.74m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, range of built in wardrobes, radiator.

BEDROOM TWO 12'2 x 9' (3.71m x 2.74m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, built in cupboard, radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over. Double glazed window to rear, fitted carpet, fully tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Generous corner plot with extensive block paved driveway providing off road parking along with ample space for a caravan, motorhome or boat, access to garage, gated access to rear garden.

OUTSIDE REAR

A South facing, fully paved courtyard style garden with flower and gravel borders, access to garage, gated access to front.

GARAGE

Up and over door, power and light connected (not tested by Agent, courtesy door to rear garden, driveway to the front.

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

The property is connected to electric, gas, mains water and sewerage.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.